



MEMORANDUM

CITY OF WATERTOWN PLANNING OFFICE

245 WASHINGTON STREET, ROOM 304, WATERTOWN, NY 13601

PHONE: 315-785-7730 – FAX: 315-782-9014

TO: Planning Board Members
FROM: Kenneth A. Mix, Planning and Community Development Coordinator
SUBJECT: Request for Subdivision Approval – 176 Duffy St
DATE: September 26, 2013

Request: Subdivision Approval of Parcel Number 9-14-112, Known as 176 Duffy Street

Applicant: Patsy Storino PLS

Proposed Use: Residential

Property Owner: H2O Realty Management Corp

Comments: This proposal is being submitted for Planning Board review under Chapter A322 (Subdivision Regulations) of the City Code. The Planning Board has the option of not requiring a preliminary plat submission. Since this is a minor subdivision, Staff is processing this application as a final plat. A public hearing was opened at 3:05 pm on July 2, 2013, the Chair must close the hearing prior to a vote. Completion of Part II of the Environmental Assessment Form is also required prior to the vote.

The applicant has been awarded a variance by the Zoning Board of Appeals to allow the garage to exist on site as a principal use for a limited period of time. The City Attorney has prepared an Agreement with the applicant, which requires the applicant to either demolish or renovate the garage to a legal use by August of 2014.

With the variance in place, the Board is free to approve the subdivision as submitted. The ZBA has requested that the Agreement be executed prior to signing of the plat.

Summary:

1. The owner shall sign the Agreement as referenced in the Zoning Board of Appeals variance #493.

cc: Robert J. Slye, City Attorney
Justin Wood, Civil Engineer II
Patsy Storino, PO Box 163, Watertown, NY 13601
H2O Realty, 1786 NY Avenue, North Bellmore, NY 11710